

RECEIVED 12-27-06
A. DOMINGUEZ

To: Allison Dominguez
Regional Water Quality Control Board

From: Lawrence Bishop
1808 8th Los Osos, Ca. 93402
805 234-3500

Date: December 26, 2006

Subject: Building permit for Lawrence and Kathleen Bishop
1220 Santa Ysabel
Los Osos, Ca.
Case Number: PMT2006-00679

Requested the Regional Water Quality Control Board

Accept the building plans as submitted to the county for construction of a residence at 1220 Santa Ysabel in Los Osos. Ref. PMT2006-00679

History

The present house located at 1220 Santa Ysabel has been inventoried by the county inspector and has 2 sinks, 1 tub/shower, 1 water closet, 1 washer, 1 laundry sink and 1 water heater. The unpermitted interior alteration in the garage area has 1 sink, 1 tub/shower and 1 water closet. The existing house will be demolished and a new one built with a new septic tank, without adding any new discharges.

The garage was built in 1957 without using any building permits. The county use of building permits started in about 1959. The house was built in 1973 with two bedrooms, one bath and septic tank all properly permitted. The county building inspector estimated that the second bath was built or remodeled around 1973-1974. No records have been found that a septic tank and bathroom was not in use prior to the 1974 construction of the house.

The bathroom within the garage area therefore is considered an unpermitted bath. The date of construction of the bedroom and bathroom within the garage has been dated to around 1974.

On Jan. 8, 1988 The Regional Water Quality Control Board imposed a moratorium on new sources of discharge within the Prohibition Zone. This project will create no new sources of discharge within the Prohibition Zone.

Reasons

The second bathroom we wish to include in the new house would not be adding any new discharge but would be bringing the house and contents up to code. The new construction would probably lower the discharge with the use of new low flow fixtures new septic system.

The existing bathrooms can be documented to about 1973. The Central Coast Basin plan was dated March 14, 1975. Therefore the bathrooms existed prior to the Central Coast Basin plan and no new discharges are being installed. The question involving the second bath is a county problem being unpermitted. The Prohibition Zone prevents sources of new discharges from being permitted.

This new construction is fully within the requirements of the Prohibition Zone and I request the approval of the permit.

Time is of the essence. If the staff denies this request, we wish to be added to the Regional Water Quality Control Board meeting in January 2007. Please forward this request to Michael Thomas and Jeffery Young.

Any questions or concerns please call me (805-234-3500). If you agree with this request please e-mail the County Department of Planning and Building and call me.

**Item No. 3 Attachment No. 4
May 11, 2007 Meeting
Bishop Property, Los Osos**